

10/13/2010 (1)

ORDINANCE NO. 10089 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY IN THE FALLBROOK COMMUNITY PLANNING AREA
REF: GPA 09-008; R09-005

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. It is the purpose of this ordinance to change the zoning classification of certain property located within the Fallbrook Community Planning Area. The proposed zone reclassification would reduce the minimum lot size to 2 acres, increase the density to .5 dwelling units per acre, and remove the "A" Special Area Designator.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classification is as follows:

OLD ZONE: Use Regulations A70, Animal Designator L, Density 0.1, Lot Size 10 AC, Building Type C, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks C, Open Space , Special Area Regulations A.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations A70, Animal Designator L, Density 0.5, Lot Size 2 AC, Building Type C, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks C, Open Space , Special Area Regulations .

Description of affected real property:

PARCEL 1:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89°45' EAST ALONG THE SOUTH LINE THEREOF, 22 FEET TO THE MOST WESTERLY CORNER OF THE LAND CONVEYED TO WILLIS H. WAMSLEY, ET UX, BY DEED DATED AUGUST 8, 1956 AND RECORDED IN BOOK 6275, PAGE 141 OF OFFICIAL

RECORDS, BEING A COPY ON THE CENTER LINE OF THAT CERTAIN 40 FOOT EASEMENT FOR ROAD PURPOSES CONVEYED TO THE RANCHO LOS ALISOS, BY DEED DATED DECEMBER 10, 1954 AND RECORDED IN BOOK 5526, PAGE 509 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHWESTERLY LINE OF SAID WAMSLEY LAND, BEING THE CENTER LINE OF SAID 40 FOOT EASEMENT, NORTH 34°10'10" EAST 172.67 FEET TO A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400 FEET; THENCE NORTHERLY ALONG SAID CURVE 115.97 FEET; THENCE TANGENT TO SAID CURVE NORTH 17°33'30" EAST 80.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 119.95 FEET; THENCE TANGENT TO SAID CURVE NORTH 40°28' EAST, 266.89 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 110 FEET; THENCE EASTERLY ALONG SAID CURVE 129.53 FEET; THENCE TANGENT TO SAID CURVE SOUTH 72°04' EAST 329.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°59'30" A DISTANCE OF 61.01 FEET; THENCE TANGENT TO SAID CURVE SOUTH 79°03'30" EAST 136.10 FEET TO A TANGENT 200 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE EASTERLY ALONG SAID CURVE 181.19 FEET; THENCE TANGENT TO SAID CURVE NORTH 49°11' EAST, 179.34 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 0° 13 '40" EAST ALONG SAID EAST LINE 642.82 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°58'30" WEST ALONG THE NORTH LINE THEREOF, 321.03 FEET TO THE MOST EASTERLY CORNER OF LAND CONVEYED TO HOWARD H. EBENSOLE, ET UX BY DEED DATED AUGUST 27, 1957 AND RECORDED IN BOOK 6862, PAGE 578 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF EBENSOLE'S LAND AS FOLLOWS: SOUTH 36°18' WEST, 98.42 FEET AND SOUTH 45° 57' WEST, 601.88 FEET AND SOUTH 0° 19'30" WEST TO THE NORTHERLY SIDELINE OF THAT CERTAIN 40 FOOT EASEMENT FOR ROAD PURPOSES CONVEYED TO THE RANCHO LOS ALISOS; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY AND NORTHWESTERLY SIDELINE OF SAID 40 FOOT EASEMENT TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 20 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°50'20" WEST 20 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 1A

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO

MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER DISTANT THEREON NORTH 89°45'00" EAST, 22.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING ON THE CENTER LINE OF THAT CERTAIN 40.00 FOOT EASEMENT FOR ROAD PURPOSES CONVEYED TO THE RANCHO LOS ALISOS BY DEED DATED DECEMBER 10, 1954, AND RECORDED IN BOOK 5526, PAGE 509 OF OFFICIAL RECORDS; THENCE ALONG SAID CENTER LINE AS DESCRIBED IN SAID DEED AS FOLLOWS: NORTH 34°10'10" EAST, 172.67 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 115.97 FEET TO THE END THEREOF; THENCE TANGENT TO SAID CURVE NORTH 17°33'30" EAST, 80.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 119.95 FEET TO THE END THEREOF; THENCE TANGENT TO SAID CURVE, NORTH 40°28'00" EAST, 266.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 110.00 FEET; THENCE EASTERLY ALONG SAID CURVE 129.53 FEET TO THE END THEREOF; THENCE TANGENT TO SAID CURVE SOUTH 72°04'00" EAST, 329.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET; THENCE EASTERLY ALONG SAID CURVE 61.01 FEET TO THE END THEREOF; THENCE TANGENT TO SAID CURVE, SOUTH 79°03'30" EAST TO THE SOUTHWEST CORNER OF LAND CONVEYED TO EDWARD E. BRAGG, ET UX, BY DEED DATED SEPTEMBER 14, 1955 AND RECORDED IN BOOK 5821, PAGE 11, OF OFFICIAL RECORDS; THENCE SOUTH 07°56'40" EAST, TO THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 89°45'00" WEST ALONG SAID SOUTHERLY LINE 1028.88 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE.

BEGINNING AT A POINT ON THE SOUTHERLY LINE THEREOF NORTH 89°45'00" EAST, 533.74 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 05°17'25" EAST 620.16 FEET TO THE SOUTHERLY LINE OF LOS ALISOS DRIVE; THENCE NORTHEASTERLY 20.00 FEET, AT RIGHT ANGLES TO THE CENTER LINE OF LOS ALISOS DRIVE, BEING THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED LAND.

ALSO EXCEPT THAT PORTION THEREOF LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY LINE THEREOF NORTH 07°56'40" WEST 208.46 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 89°45 '00" WEST, 276.00 FEET; THENCE NORTH 03°47'00" EAST, 360.95 FEET TO THE SOUTHERLY LINE OF LOS ALISOS DRIVE; THENCE NORTHEASTERLY 20.00 FEET AT RIGHT ANGLES TO THE CENTER LINE OF SAID LOS ALISOS DRIVE TO THE NORTHERLY LINE OF THE HEREINABOVE DESCRIBED LAND.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 13th day of October, 2010.